

AGENDA
REGULAR MEETING
BROOKFIELD ZONING BOARD OF APPEALS
Monday, June 3, 2013- 7:00 p.m.
MEETING ROOM 133 – TOWN HALL 100 POCONO RD

1. **Convene meeting**
2. **Review Minutes - 04/01/13**
3. **Review Correspondence:**
 - a. **Minutes of other Boards and Commissions: Zoning Commission** 3/14/13, 3/21/13 special, 3/28/13, 4/4/13 special, 4/11/13, 4/25/13, 5/9/13; **Inland Wetlands Commission** 3/25/13, 4/8/13, 4/22/13; **Planning Commission** 3/7/13, 3/21/13, 4/4/13, 4/18/13, 5/2/13; **Zoning Sub-Committee**
 - b. Legal Briefings for Building Inspectors: April 2013
4. **PUBLIC HEARINGS – 7:00 p.m.**
 - a. **450 & 460 Federal Road #201300277: Variance requested: §242-501C(2) – 22’ residential buffer for proposed commercial building parking area within the 100’ residential buffer** (*ph close date 7/7/13*)
 1. “Zoning Location Survey” prepared by CCA, LLC dated 3/28/13 – sheet 1 of 1
 - b. **78 North Lake Shore Drive #201300312: Variance requested: §242-402A – 8% of lot coverage for a patio with raised counter and stone wall** (*ph close date 7/7/13*)
 1. GIS map of property showing proposed patio handed into Land Use 4/12/13
 2. Letter signed by neighbors attached to application
 - c. **176 Long Meadow Hill Rd #201300300: Variance requested: §242-402A – 11.5’ structure to left side line for the addition of a garage** (*ph close date 7/7/13*)
 1. “Zoning Location Survey” prepared by Berkshire Engineering dated 5/27/08 revised 3/27/13 – Project No. 03-914-ZLS
 - d. **1 Clover Court #201300393: Variance requested: §242-402A – 13% of lot coverage for a deck extension by 10’** (*ph close date 7/7/13*)
 1. “Property Survey” prepared by CCA, LLC dated 4/23/04 with proposed deck extension handed into Land Use 5/9/13
 - e. **9 Signal Hill Rd #201300398: Variance requested: §242-402A – 18’ structure to left side line and §242-402A – 5’ separation distance between structures for a 2 car garage** (*ph close date 7/7/13*)
 - f. **25 Rocky Road #201300427: Variance requested: §242-402A – 17.5’ structure to rear lot line for a 10 x 16 storage shed** (*ph close date 7/7/13*)
 1. “Plot Plan” prepared by New England Land Surveying, P.C. dated 6/22/87 revised 7/10/87 – Job No 028
5. **Tabled Items:**
6. **New Business:**
 - a.

7. Informal Discussion:

- a. **44 Old Middle Road #201300069**: Letter referred to ZBA from Zoning, received at the 5/9/13 Zoning Commission meeting during a show cause hearing regarding property located at 44 Old Middle Road which is an Enforcement Issue at this time.
- File #201300069 is on cart

8. Adjourn

****Next meeting Scheduled for July 1, 2013****